

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Aberdeen Railroad Heritage Center		
2. Senate Sponsor	3. House Sponsor	
James	S. Johnson	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Harford County	\$1,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Aberdeen Railroad Heritage Center		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Peter Dacey		443.504.9830
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Friends of the Aberdeen B&O Train Station, Inc., is a 501(c)(3) non-profit corporation organized as a charitable and educational organization. Its purpose is to support the preservation of the 1886 Historic Aberdeen B&O Train Station; to preserve information and artifacts related to local railroad history; and to inform, engage and educate the public and local schools. Incorporated in 1892 Aberdeen owes its advancement to the railroad industry. Both the B&O Railroad and the Pennsylvania Railroad serviced Aberdeen with freight and passenger services. 140 years later these two rail lines still operate in the city. Aberdeen's identity as a rail town uniquely positions it to become a Railroad Heritage Center for Maryland's Upper Chesapeake region. The Friends have demonstrated effective financial stewardship by carefully managing \$1.2M in State bonds and grants.</p>		

11. Description and Purpose of Project (Limit length to visible area)

The purpose is to create a sustainable and dedicated revenue stream for the preservation of the Aberdeen train station. The project involves acquiring an adjacent 3.95-acre parcel which is slated for careful development incorporating residential, commercial, recreational, and historical components. This initiative will establish the Aberdeen train station as the focal point of the newly envisioned Railroad Heritage Center, designed to honor the region's rail heritage and further integrate the site within the community. The targeted parcel lies within Aberdeen's Transit Oriented Development District and Aberdeen's certified Main Street Program. In conjunction with the city's historic railroad stations-the B&O and MARC/AMTRAK-the Railroad Heritage Center is poised to become a prominent attraction and a key asset in ongoing downtown revitalization efforts.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$1,335,000
Design	
Construction	
Equipment	
Total	\$1,335,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

FY 2026/2027 State Legislative Bond Bill	\$1,000,000
Private donation	\$335,000
Total	\$1,335,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
TBD	TBD	TBD	TBD
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
335000.00	0	20,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY19/20	\$50,000	Rehabilitation of Historic Building	
FY 22/23	\$850,000	Rehabilitation of Historic Building	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Friends of the Aberdeen B&O Train Station, Inc.		408 W. Bel Air Avenue Aberdeen, MD. 21001	
20. Legislative District in Which Project is Located	34A - Harford County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Charles Bradford	Has An Appraisal Been Done?	Yes/No
Phone:	410-836-0202		Yes
Address:		If Yes, List Appraisal Dates and Value	
325 S. Main Street Bel Air, Maryland 21014		March 7, 2024	1335000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	3	23000.00	158000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
TBD	TBD	TBD	TBD
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Lessor: Friends of the Aberdeen B&O Train	TBD	TBD	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to be Renovated GSF	N/A		
New GSF	N/A		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

N/A

28. Comments

Acquiring the 3.95-acre parcel is a strategic investment that builds on the State's prior investment of \$1.2M and unlocks transformative benefits for the community and State.

It will: Amplify economic development and tax revenues

Preserve the historic railroad heritage of Aberdeen and Upper Chesapeake Region

Create vibrant public spaces and amenities

Leverages external funding and partnerships

Support inclusive housing goals

Integrate the parcel into the Aberdeen Main Street Program

1. Catalyze Economic Development

Transit-oriented development (TOD): Land next to a historic train station is ideal for mixed-use development - housing, commercial, historical and recreation - that leverages rail access. Attract private investment: non-profit acquisition and planning makes projects easier to finance.

Increase tax base: new affordable residential and commercial uses generate property & income taxes.

2. Preserve Historic and Community Character

Protect a landmark context: The Aberdeen B&O Station has historic value; owning adjacent land gives control over development that affects the stations setting and heritage.

Create a civic gateway: This parcel can serve as a welcoming public space and community hub enhancing downtown identity.

3. Improve Transportation and Connectivity

Enhance multimodal access: With control over the land, plans for safer walkways, bike paths, parking, and linkages to local rail and bus routes and pedestrian corridors will be developed.

Support rail ridership: MARC/Amtrak services will grow. Nearby development can improve usage and convenience.

4. Strategic Long-Term Land Use Control

Avoid incompatible uses: Non-profit ownership prevents undesirable private development that could cause congestion, noise, or reduce quality of life.

Enable phased planning: The land can integrate into broader Downtown revitalization plans.

5. Public Space and Community Amenities

Create parks/plazas: Land near transit makes ideal public gathering spaces that improve livability.

Program events: Farmers markets, festivals, and cultural activities can activate the area year-round, increasing vibrancy.

6. Leverage Funding Opportunities

Access grants: Non-profit ownership can qualify for federal/state/local grants for transportation, historic preservation or TOD incentives.

Private partnerships: Ability to structure leases, joint ventures, and capital financing.

7. Support Housing Goals

Affordable and workforce housing: Proximity to transit reduces commuting costs and can support equitable housing strategies for city residents.